



DRAFT

DEVELOPMENT OPTION OVERVIEW

City Hall at EWEB Headquarters Site

December 5, 2016

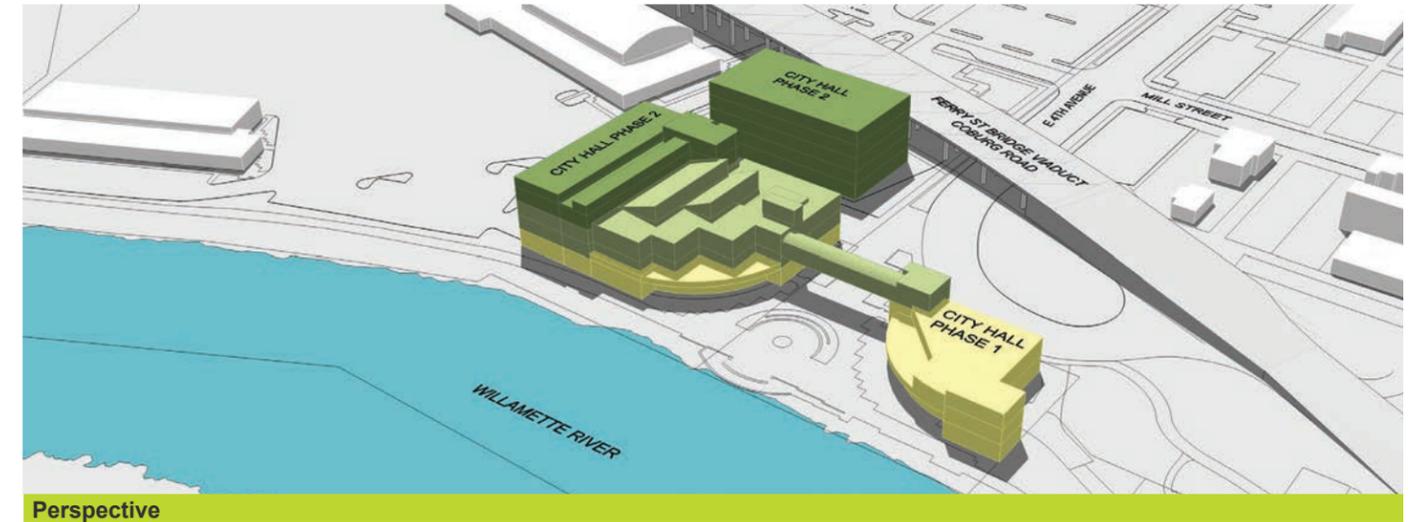
City Hall at EWEB Headquarters Site

- City Hall Phase 1 Plus and additional City Hall Phase 2 program located in renovated EWEB Headquarters Building
- EWEB continues to occupy 4th Floor of South Building through 2025

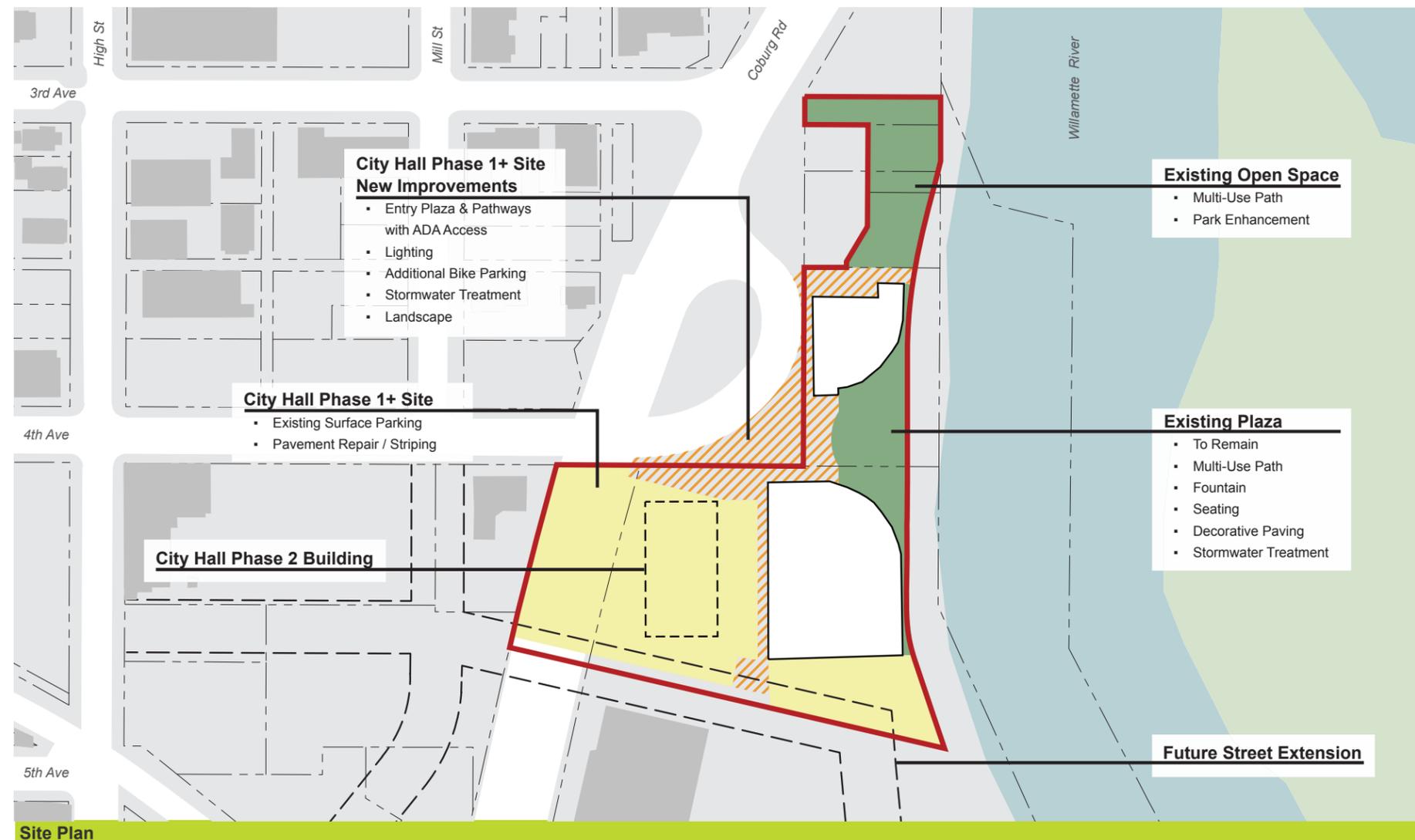
In this option, the City would acquire the EWEB Headquarters and surrounding property and renovate it for City functions. The complex consists of the North and South buildings totaling 99,914 SF and surface parking containing 174 parking spaces.

The EWEB Headquarters was constructed in 1988 and will require major upgrades to lighting and HVAC systems, ADA

improvements, and seismic work. EWEB plans to continue to occupy the 13,323 SF 4th Floor of the South Building for 8 years. The remainder of City Hall Phase 2 program functions would be located in a new building at a site to be determined.



Perspective



Site Plan



EXISTING PARKING	STUDY AREA PARKING	POTENTIAL ADDITIONAL PARKING
<p>CITY SURFACE PARKING 36 spaces</p> <p>8 Ferry Street Bridge Lot 36 spaces</p> <p>METERED PARKING</p> <p>SIGNED PARKING</p> <p>PERMIT PARKING</p>	<p>ON SITE PARKING 174 existing spaces</p> <p>Phase 1+</p> <p>5 West Lot 156 spaces</p> <p>6 South Lot 18 spaces</p> <p>Phase 2</p> <p>5 West Lot 53 spaces (under viaduct)</p> <p>7 Parking Structure 47 spaces (single below ground level)</p>	<p>EWEB-OWNED SURFACE PARKING 221 potential new spaces</p> <p>1 Northwest Lot 53 spaces</p> <p>2 Northeast Lot 30 spaces</p> <p>3 Southwest Lot 108 spaces</p> <p>4 Southeast Lot 30 spaces</p>

PROGRAM SUMMARY

FACILITY		GROSS SQUARE FOOT
EUGENE CITY HALL		
Phase 1+		
South Building (Floors 1, 2, 3)		86,597 GSF
<i>Council and City Manager, Other Phase 2 Program</i>		
North Building		14,350 GSF
Site		71,953 GSF
<i>Parking Area</i>	43,872 GSF	
<i>Site Development Area</i>	28,081 GSF	
Phase 2		
South Building (Floor 4)		13,323 GSF
Additional Building		67,086 GSF
<i>1 Level Parking Structure</i>		13,500 GSF
Site		34,300 GSF

COST CONSIDERATIONS

- City would need to negotiate and acquire the EWEB Headquarters at some unknown cost.
- City Hall Phase 1 Plus project would provide 86,597 SF of space which exceeds the current City Hall Phase 1 program by 54,597 SF. The total project costs are estimated to be \$48,700,000.
- Both existing buildings are assumed will be upgraded to meet City standard and sustainability goals. May not be possible to meet EUI of 30 in the South building.
- Additional structural analysis is needed to determine specific seismic upgrades needed.
- City Hall Phase 1 Plus project would be delayed until 2020 when EWEB vacates all but the 4th floor.
- City Hall Phase 2 project is assumed to commence in 2017 and includes renovation of the 4th floor plus construction of a new 67,086 SF building and one level of underground parking. The total project costs are estimated to be \$71,700,000.

TIMELINE

